

Lafayette Boulevard Pedestrian Commercial and Residential Overlay District (PCRO) Proposed Amendments

Fairmount Park Civic League

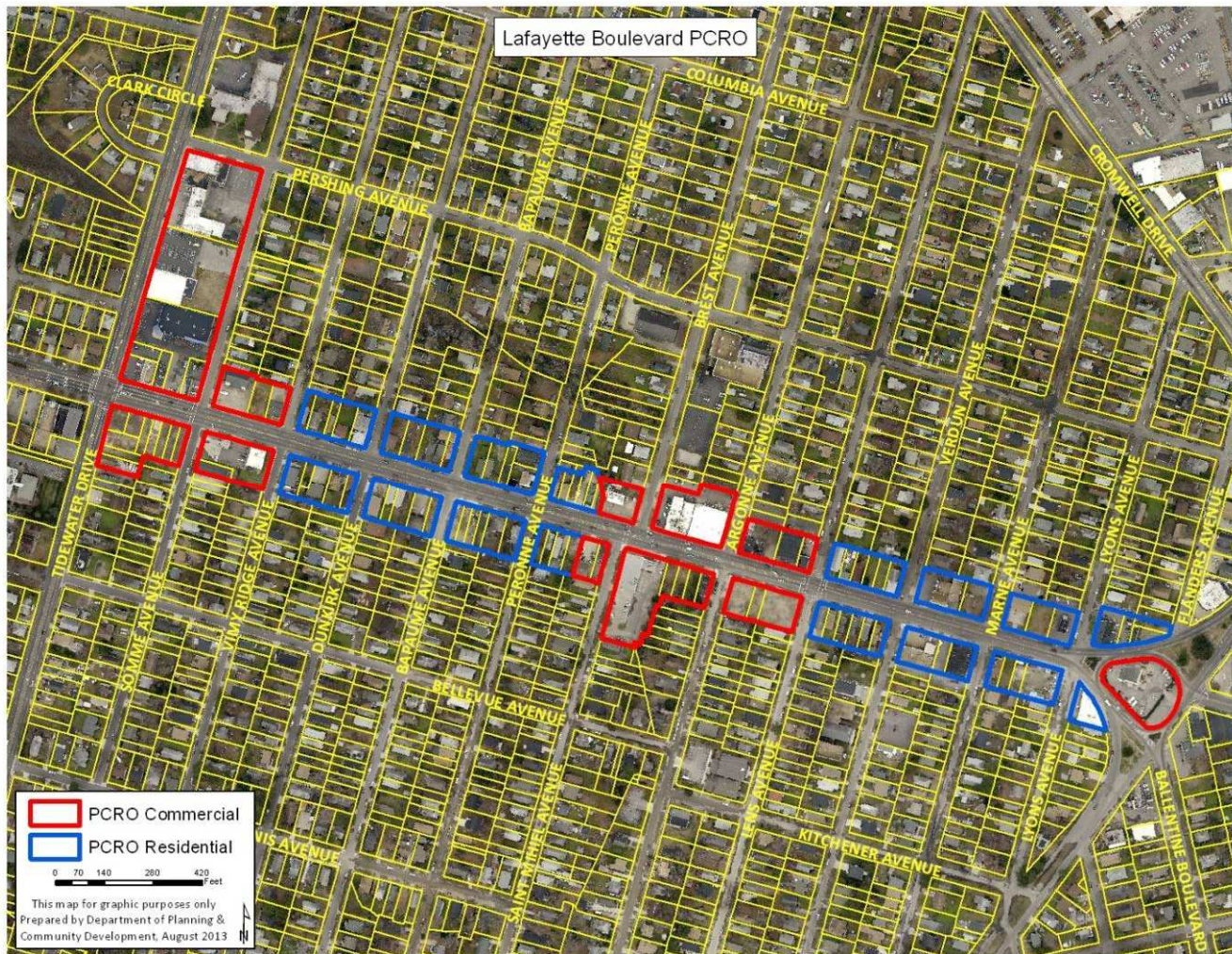
August 8, 2013



What is a PCRO?

- Mixture of:
 - Neighborhood-based businesses
 - Residential
- Pedestrian Friendly Corridor

Lafayette Boulevard PCRO Area





PCRO Development Standards

- ❑ Uses
- ❑ Building location and orientation
- ❑ Façade treatment
- ❑ Parking location and access
- ❑ Landscaping and buffering
- ❑ Signs

Example: Standard Commercial Zoning



Example: PCO Regulations





Background

- Initial discussions with Fairmount Park Civic League
- Potential proposed changes:
 - Additional uses for commercial properties
 - Modify development standards for residential parcels
 - Modify PCRO Development Certificate requirement

Changes to Table of Uses

LAND USE	BASE ZONING DISTRICTS		COMMENTS
	C-2	R-11	
P = Permitted Use S = Special Exception Use			
RESIDENTIAL USES			
Mixed Uses	S/ P		Currently allowed by Special Exception. Potential to allow mixed-use by-right (P)
Multi-Family		S	Limited to three-family
Semi-Detached Dwelling		S	Recently added through citywide changes in land use categories.
Single-Family		P	
Townhouse		S	Front Yard setbacks of 10 Feet
Two-Family		S	
OFFICE USES			
Office	P		
Office, Contractor (no exterior storage)	P		
Office/Clinic, Medical	P		
Office, Veterinary	S		Recently added through citywide changes in land use categories. Add restrictions that do not allow exterior pet runs or storage.

COMMERCIAL USES			
Antique Store	P		Recently added through citywide changes in land use categories.
Art Gallery	P		
Commercial Drive-Through	S		Subject to the requirements of § 25-10.8 Commercial drive-through facility
Consignment Shop	P		Addition of "Consignment Shop" as a use
Eating Establishment	P		
Eating and Drinking Establishment	S		Subject to the requirements of § 25-10.1 Adult uses
Entertainment Establishment	S		Subject to the requirements of § 25-10.1 Adult uses. If Dance Floor is Requested, maybe Subject to City Code § 5 – Article II
Farmer's Market	P		
Financial Institution	P		
Health and Fitness Facility	P		
Indoor, Commercial Recreation Center	P		Addition of "Indoor, Commercial Recreation Center" as a use
Retail Goods Establishment	P		
Retail Services Establishment	P		
Studio, Arts	P		
Studio, Dance	P		

LAND USE	BASE ZONING DISTRICTS		COMMENTS
	C-2	R-11	
P = Permitted Use S = Special Exception Use	C-2	R-11	
Theater	P		
Used Book/Media Sales	P		Addition of "Used Book/Media Sales" as a use.
PUBLIC AND CIVIC USES (Sites < 1 Acre)			
Day Care Center, Adult	P		
Day Care Center, Child	P	S	Subject to the requirements of § 25-10.2 Day care centers
Governmental Operations (non-industrial)	P	P	
Museum	P		
Park	P	P	
Utility Facility	P	P	Excludes storage and maintenance

Revise Development Standards

- Townhouse setbacks

- Current: 20 feet
- Proposed: 10 feet

- Signs for businesses

- Modify A-frame sign regulations

PCRO Development Certificate

- ❑ Required for:
 - New building
 - Additions
 - Modification to existing building
 - Structure (sign, fence etc.)
- ❑ Process:
 - Application submitted for review
 - Considered by:
 - ❑ Planning Commission
 - ❑ City Council
 - 6 Week process



PCRO Development Certificate Waivers/Proposed amendments

- ❑ Through PCRO Development Certificate waivers can be granted:
 - Building location:
 - ❑ For an addition
 - ❑ Building location for existing buildings (proposed)
 - Transparency for existing buildings
 - Parking Location and Access
 - Landscaping and Buffering
 - Signs

PCRO Development Certificate Changes

- ❑ Continue to require if development requires any waiver
- ❑ Eliminate if development complies with all development standards





Next Steps

- ❑ Finalize potential PCRO changes
- ❑ Staff to initiate Text Amendment by City Planning Commission on behalf of the Fairmount Park Civic League

PCRO-LAFAYETTE BOULEVARD
TABLE 11-41-A – TABLE OF LAND USES

LAND USE	BASE ZONING DISTRICTS		COMMENTS
	C-2	R-11	
P = Permitted Use S = Special Exception Use			
RESIDENTIAL USES			
Mixed Uses	S/ P		Currently allowed by Special Exception. Allow by-right development
Multi-Family		S	Limited to three-family
Semi-Detached Dwelling		S	Recently added through citywide changes in land use categories.
Single-Family		P	
Townhouse		S	Front Yard setbacks of 10 Feet
Two-Family		S	
OFFICE USES			
Office	P		
Office, Contractor (no exterior storage)	P		
Office/Clinic, Medical	P		
Office, Veterinary	S		Recently added through citywide changes in land use categories. Add restrictions that do not allow exterior pet runs or storage.
COMMERCIAL USES			
Antique Store	P		Recently added through citywide changes in land use categories.
Art Gallery	P		
Commercial Drive-Through	S		Subject to the requirements of § 25-10.8 Commercial drive-through facility
Consignment Shop	P		
Eating Establishment	P		
Eating and Drinking Establishment	S		Subject to the requirements of § 25-10.1 Adult uses
Entertainment Establishment	S		Subject to the requirements of § 25-10.1 Adult uses. If Dance Floor is Requested, may be Subject to City Code § 5 – Article II
Farmer's Market	P		
Financial Institution	P		
Health and Fitness Facility	P		
Indoor, Commercial Recreation Center	P		
Retail Goods Establishment	P		
Retail Services Establishment	P		
Studio, Arts	P		
Studio, Dance	P		

LAND USE	BASE ZONING DISTRICTS		COMMENTS
	C-2	R-11	
P = Permitted Use S = Special Exception Use			
Theater	P		
Used Book/Media Sales	P		
<i>PUBLIC AND CIVIC USES (Sites < 1 Acre)</i>			
Day Care Center, Adult	P		
Day Care Center, Child	P	S	Subject to the requirements of § 25-10.2 Day care centers
Governmental Operations (non-industrial)	P	P	
Museum	P		
Park	P	P	
Utility Facility	P	P	Excludes storage and maintenance

CITY OF NORFOLK

A-Frame Sign Guidelines

A-frame signs are permitted in the Downtown Zoning Districts and in the Pedestrian Commercial Overlay Districts. In addition to the requirements specified in the zoning regulations, the following guidelines must be followed:

Type: 2 sign faces permitted per sign

Size: Width: 24" – 34" (within range)

Length: 36" – 48" (within range, to include frame, sign face and any vertical supports)

No more than 1/3 of the sign surface width can extend above the sign face.

Location of the sidewalk:

The sign shall be positioned to allow 5 feet clear sidewalk area for pedestrians. (They must meet ADA standards.) The sign shall be placed within 18" from the curb **OR** adjacent to the corresponding building.

For businesses that front on major roads, signs shall only be permitted on the public sidewalk directly in front of the business. For businesses on side streets, signs are permitted at the end of the street prior to the sidewalk of the major road.

There shall be only one A-Frame sign per business.

A-Frame signs must be maintained in good condition or removed from the right-of-way immediately.

All signs must be removed from the right-of-way when the business is not open.

Materials:

Exterior quality wood, metal, metal frame with corrugated plastic sign, or PVC with corrugated plastic sign (except as supplemented by material for changeable messages, see below). Changeable sign area must be screwed or bolted to the sign. The sign shall not contain any glare producing surfaces or blinking, florescent, neon lights.

Color should be in keeping with the colors for business establishment.

Construction and support:

The sign must be durable, sturdy, and stable and shall be weighted to withstand 40 mile per hour gusts of wind and rain.

The name of the establishment must be permanent and professionally lettered on each sign face in a color and style consistent with the establishment's primary signage.

No more than ½ of each sign face may be reserved for changeable messages. The material for changeable messages may be chalk board or "wipe down" board.

Handbills and/or similar paper attachments shall not be affixed to permitted A-Frame signs.